

FOR LEASE
1,150 SF - 12,112 SF AVAILABLE

PROPOSED DEVELOPMENT



FEATURES:

- 12,112 SF proposed retail building to be completed in the Fall of 2025.
- Prime visibility & access just off Hwy 101 with approximately 52,000 vehicles per day!
- Pylon signage available along Hwy 101
- Join Kennedy Vision & Little Gym who are tenants next door.

Lease Rate
Negotiable
Est. Tax & Cam - \$6.00 / psf

AVAILABLE SUITES:

- Suite 1 - 1,408 RSF (End Cap)
- Suite 2 - 1,293 RSF
- Suite 3 - 1,293 RSF
- Suite 4 - 1,315 RSF
- Suite 5 - 1,723 RSF
- Suite 6 - 1,315 RSF
- Suite 7 - 1,293 RSF
- Suite 8 - 1,293 RSF
- Suite 9 - 1,177 RSF (End Cap)

Overview 1
Aerial Maps 2-3
Site Plan 4
Building Plan 5
Demographic Report 6



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AERIAL & MAP

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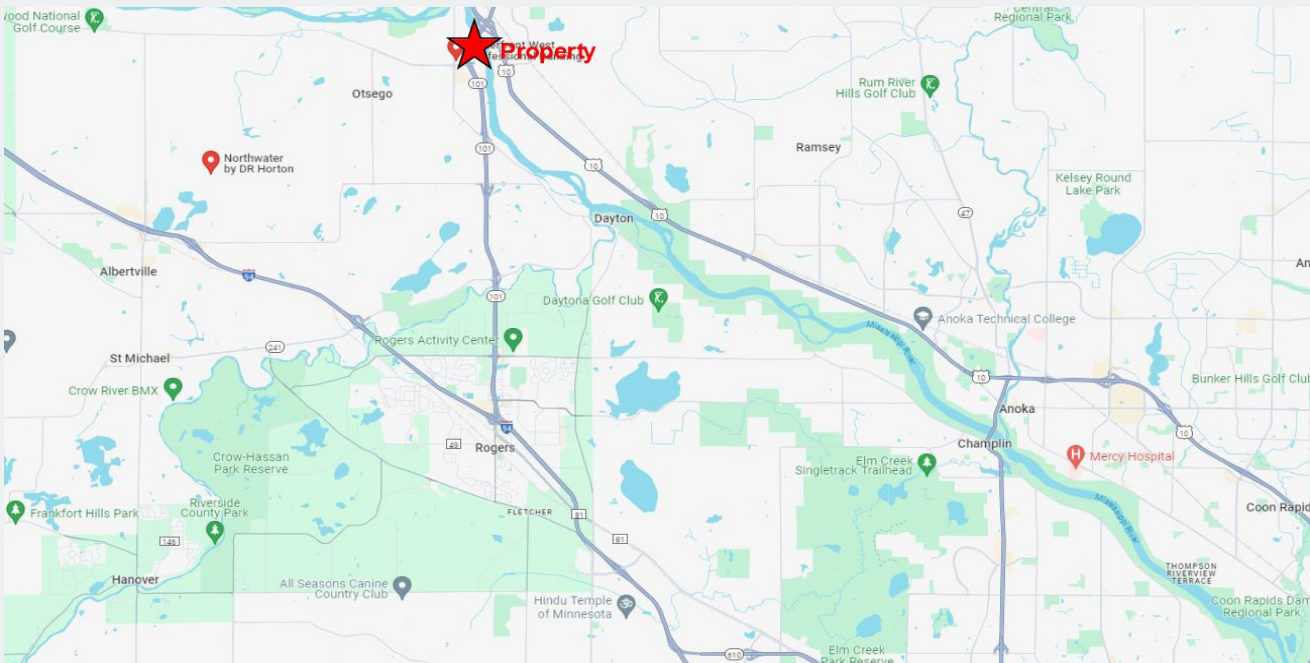


PHOTO GALLERY

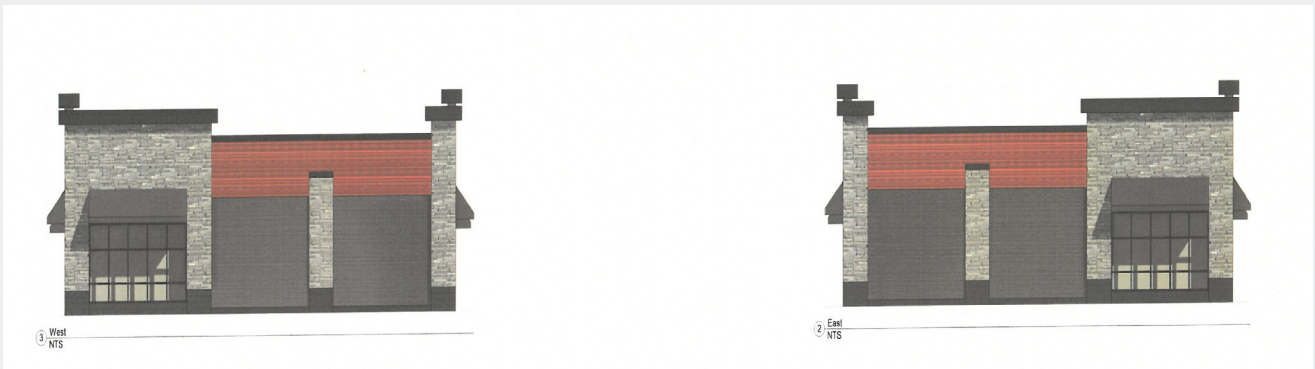
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South Elevation (Building Front)



North Elevation (Building Rear)



West Elevation

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TIGHT VIEW

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DEMOGRAPHICS

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	2010 Census	2022 Population	2027 Projection
Population with in 5 Miles	43,945	54,208	59,644

	5-mile Radius
Average Household Income	\$117,600
Median Household Income	\$105,895

	Vehicles Daily
Highway 101	45,350
Quaday	11,729

CITY OF OTSEGO- ECONOMIC DEVELOPMENT

Economic Development

The City of Otsego is actively promoting and marketing retail, industrial and commercial buildings and land in the community. There are many prime locations available for all types of development from residential to industrial. Highly visible sites along Highway 101 are ready for retail development. An office park along the Mississippi River has attractive lots available for your office complex. Large lots are available for large industrial buildings.

In addition to attracting new business, the Otsego’s elected officials and staff understand the value of a strong, vibrant business sector. We value the businesses currently in Otsego and want support them as they grow and succeed. City staff members are ready to assist you with your expansion or to address questions you have about doing business in Otsego.

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